

Chapter 6: Housing



Key Points

- Introduction
- Housing Density Mix
- Affordable Housing
- Senior Housing
- Infill Housing Development
- Housing Goals



6.1. INTRODUCTION

This chapter focuses on the need for varied housing opportunities in Kanab. In 2000, the average housing value was listed at \$106,100 in the 2000 Census. Local 2006 estimates show the current average housing value at near \$250,000 (including single family homes and mobile/manufactured homes), which is double the Census estimate calculated less than seven years earlier. The housing market in Kanab is comprised of approximately 75% single-family detached homes, 16% mobile homes and 9% multiple-unit attached homes. In 2000, the median monthly mortgage was estimated at \$789, and the median rent is \$446. Both of those figures have increased significantly in recent years, and may have doubled, following the recent increase in housing values. Nearly 58.5% of the homes in Kanab were built prior to 1980.

Although single-family detached homes still account for the majority of housing units (75%), the proportion of these units has decreased in recent years. There has been a steady increase in the proportion of multiple-family units to single-family units, including both smaller (two or four units) and larger (five or more units) building, in recent years. The number and proportion of modular homes in the city has remained a fairly strong component of Kanab's housing growth, although a slight decrease has been demonstrated in recent years.

Addressing housing issues, the City has identified objectives to:

- 1) maintain the current housing density mix,
- 2) pursue methods for developing more affordable housing options,
- 3) emphasize higher quality housing, and
- 4) encourage quality senior housing projects.

**Kanab's
housing mix
is 75%
single-family,
16% mobile
homes, and
9% multiple-
units.**

6.2. HOUSING DENSITY MIX

Seventy-five percent of the housing in Kanab currently falls within a single-family designation. The remaining 25%, representing various types of mobile, attached or multi-family housing units, provides most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low-density housing, while at the same time allow for increased quality medium to high-density housing, in designated areas. The Downtown District, and some areas adjacent to downtown, are those where such housing opportunities will be most likely and encouraged.



With increased development of mobile and multiple-family units in recent years, the concept of providing a healthy balance of quality single-family housing is being recognized as an increasingly important goal. Preservation of the single-family nature of Kanab's neighborhoods is desired, except in designated areas in and near downtown.

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6.3 AFFORDABLE HOUSING

The development of multiple-family and mobile home projects in recent years have helped the community in providing a certain level of affordable or moderate income housing. However, as home prices continue to increase in the area, it becomes increasingly difficult to meet an acceptable level of affordable housing units for Kanab residents. Through the visioning process of updating this Plan, affordable housing issues ranked among the top community concerns regarding growth in Kanab.

The State of Utah defines moderate income housing as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size." In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing.

The preparation of a Kanab Moderate Income Housing Plan should be pursued to better address current and future affordable housing issues and needs, as well as meet the requirements of Utah State Code, Section 10-9-307. In such a plan, important goals should be established which will help the community to maintain a healthy balance of moderate income housing. The Moderate Income Housing Plan would act as an appendix to this Plan.

Affordable housing issues ranked among the top community concerns regarding growth in Kanab.

6.4. SENIOR CITIZEN HOUSING

Seniors play an important role in the community and are a growing faction of the local population. More quality senior housing developments need to be encouraged which will integrate within the single-family low density zones and become an asset to the community. Assisted living residential projects are encouraged in facilities constructed for that purpose.

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6.5. INFILL RESIDENTIAL DEVELOPMENT

As Kanab continues to grow, residential development could take place on the remaining developable lots found throughout and adjacent to developed areas of the community. Such development is considered preferable to those wishing to live near the downtown area, hospital, library, etc.

A balance and mix of all types of housing is desired in the community, and new construction is encouraged to take advantage of infill development opportunities. Emphasis in developing in-fill ordinances will help protect the character and mix of homes and neighborhoods, especially in the downtown overlay district.



6.6. - HOUSING GOALS

Goals	Strategies	Actions	Timing	Agency
1. Maintain the current housing density mix, providing for continued, paced development of both single and multiple family dwellings.	A. Provide areas for residential development with rural densities that ensure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current cities boundaries.	0-10 years	City Council, Planning and Zoning Commission
	B. Provide low density residential uses.	i. Encourage development of quality single-family housing.	0-10 years	City Council, Planning and Zoning Commission
		ii. Maintain existing low density zones for the development of single lot subdivisions and planned residential developments of single-family detached units.	0-10 years	City Council, Planning and Zoning Commission
	C. Provide medium density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.	0-10 years	City Council, Planning and Zoning Commission
	D. Provide medium to high density mixed-use residential uses.	i. Promote quality high density developments in appropriate zoned areas.	0-10 years	City Council, Planning and Zoning Commission
		i. Make state and federal programs information available to the public.	0-10 years	City Council
2. Prepare and follow the objectives of a Kanab Moderate Income Housing Plan.	A. Allow accessory apartments and housing units above commercial spaces in the downtown area.	i. Develop ordinances that support accessory apartments and housing units above commercial spaces.	0-10 years	City Council, Planning and Zoning Commission
	B. Encourage appropriate increased affordable housing opportunities.	i. Review and insure ordinances support the need for affordable housing.	0-10 years	City Council, Planning and Zoning Commission
	C. Proactively seek and offer incentives to developers who can provide affordable housing.	i. Ensure that there are ordinances and development agreements in place that support the incentive for building affordable housing within new developments.	0-10 years	City Council, City Planner Planning and Zoning Commission

6.6. - HOUSING GOALS

Goals	Strategies	Actions	Timing	Agency
	D. Seek grants and organizations to provide or assist with affordable housing.	i. Make state and federal programs information available to the public.	0-10 years	City Council, Planning and Zoning Commission, Web Master
		ii. Apply for grants when appropriate developments are planned for Kanab City.	0-10 years	City Council, Planning and Zoning Commission, City Manager
3. Emphasize and encourage high quality housing.	A. Require high quality construction standards.	i. Ensure the Design Guidelines document is current.	0-10 years	City Council, Planning and Zoning Commission
	B. Encourage new housing developments to incorporate zoning that assures quality, maintenance and a visually appealing community..	i. Develop and implement new Residential Zoning types and ordinances that insures the quality development of large residential housing developments are in the best interest of the city.	0-10 years	City Council, Planning and Zoning Commission
	C. Meet with developers in a pre-plan meeting to determine how projects will meet City objectives and standards.	i. Continue with regularly scheduled design committee reviews when requested by developers.	0-10 years	City Council, City Planning and Zoning Commission
4. Encourage the development of quality senior housing projects.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Promote the integration of quality senior housing developments within the single-family low density zones.	0-10 years	Planning and Zoning Commission,
5. Encourage orderly and beautiful residential areas throughout the city.	A. Enforce residential zoning ordinance requirements.	i. Pro-actively enforce the zoning codes.	0-10 years	Building inspector, City Manager
		ii. Coordinate enforcement needs and objectives with the Kanab City Building Inspection Department.	0-10 years	City Council, Building Inspection Department
	B. Recognize the beautification efforts of residential property owners.	i. Utilize programs such as the Yard-of-the Month award.	0-10 years	Beautification Commission